



E&V ID: W-049QK5

90133 PALERMO — VIA EPICARMO 12, PALERMO

Exclusive newly renovated loft in Palazzo Monteleone

TOTAL SURFACE

~88.77 m²

NUMBER OF BEDROOMS

1

TOTAL NUMBER OF BATHROOMS

2

ASKING PRICE

€340,000



Property Details

Total Surface

~88.77 m²

Asking price

€340,000

Number of Bedrooms

1

Total Number of Bathrooms

2

Commission Text

The fee for the brokerage (commission) paid by the buyer is 4% plus VAT calculated on the purchase price of the property. Finest sicilian properties S.r.l. (licensee of Engel & Völkers Italia S.r.l.) and its agents, if any, shall obtain a direct claim for payment vis-à-vis the purchaser (contract for the benefit of third parties). The real estate transfer tax, as well as the costs for the notary and land register shall be borne by the Purchaser. No responsibility will be accepted for the

information provided. All material is based upon information that has been supplied by third parties. Whilst we consider this information to be true, we cannot be held responsible for this information being complete, correct or up-to-date. The right to sell the property prior to signing is hereby reserved. Should you already know the property, please let us know. Further, our standard terms and conditions shall apply to this agreement.

Property Description

Within the historic Palazzo Monteleone on Via Epicarmo, we offer for sale a sophisticated 88 sq m apartment, recently renovated through a project combining fine materials and refined solutions with the charm of the original architecture.

The entrance leads directly into the spacious, bright living area, designed as an elegant open-plan space with an open kitchen and a first bathroom.

The living area is enhanced by top-quality finishes, including oak parquet flooring, underfloor heating and the fascinating original roof.

The charming balcony adds depth and brightness to the living area and offers a beautiful view of Via Roma.

A striking iron staircase with a minimalist design dominates the space and leads to the mezzanine, where the sleeping area has been created. This intimate, private space is completed by a walk-in wardrobe and an elegant en-suite bathroom.

A property with unique character, ideal for those seeking an exclusive, move-in-ready home or a highly attractive investment.

Location Description

The property is located on Via Epicarmo, overlooking Via Roma, in an absolutely strategic position in the vibrant heart of Palermo.

The property enjoys a privileged location: very close to the Teatro Massimo and perfectly situated between the lively city centre and the timeless charm of the historic centre.

An area rich in history, art, amenities and transport links, ideal for those wishing to live (or invest) in one of Palermo's most authentic and sought-after neighbourhoods.

Energy information

Air-Condition

Fully Air-conditioned

Heating Type

Decentral Heating

